

In light of the current public health crisis and the Federal, State and County Emergency Declarations, and in accord with the provisions of Sec. 610.020, RSMo., the Board of Aldermen recognizes that it would be dangerous and impractical, if not impossible, for its meeting to be physically accessible to the public. The Board also recognizes the need for the public's business to be attended to in order to protect the public health, safety and welfare. In order to balance both the need for continuity of government and protection of the health and safety of our residents, business persons and employees, this meeting of the Board of Aldermen will not be open to public attendance in person. The meeting will be accessible by the public in real time ONLY by following the instructions in the box below.

You are invited to a Zoom webinar.

When: August 10, 2021; 7:00 P.M. Meeting

Topic: 08/10/2021 Board of Aldermen Meeting.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/88346390697>

Or One tap mobile:

+13017158592,,88346390697# US (Washington DC)

+13126266799,,88346390697# US (Chicago)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 883 4639 0697

International numbers available: <https://us02web.zoom.us/j/88346390697>

Persons interested in making their views known on any matter on the agenda should send an email with their comments to the City Clerk at jfrazier@claytonmo.gov. All comments received will be distributed to the entire Board before the meeting.

Thank you for your understanding and patience as we all try to get through these difficult and dangerous times.

CITY OF CLAYTON BOARD OF ALDERMEN
EXECUTIVE SESSION – 6:00 P.M.
TUESDAY, AUGUST 10, 2021
VIRTUAL ZOOM MEETING
CLAYTON, MO 63105

1. Personnel (Pursuant to RSMo to Section 610.021(1), (2) and (3))

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the Board of Aldermen may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.

CITY OF CLAYTON BOARD OF ALDERMEN
DISCUSSION SESSION – 6:30 P.M.
TUESDAY, AUGUST 10, 2021
VIRTUAL ZOOM MEETING
CLAYTON, MO 63105

1. Discussion on the Clayton Community Equity recommendations.
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CITY OF CLAYTON BOARD OF ALDERMEN
TUESDAY, AUGUST 10, 2021
VIRTUAL ZOOM MEETING
CLAYTON, MO 63105
7:00 P.M.

ROLL CALL

MINUTES – July 27, 2021

PUBLIC REQUESTS & PETITIONS

PUBLIC HEARING

1. Ordinance – To approve amendments to Chapter 410, Overlay and Urban Design Zoning Districts. (Bill No. 6851) ****continued to the August 24, 2021 BOA meeting****
2. Resolution – To approve a Conditional Use Permit for 6611-6619 Clayton Road to allow for a multi-family residential unit. (Res. No. 2021-13)
3. Ordinance – To approve an amendment for the Special Development District and Special Development District Subdistrict Plan for Centene Clayton Campus. (Bills No. 6853 & 6854)

CITY MANAGER REPORT

2. Resolution – To approve the submittal of a St. Louis County Municipal Parks grant application.
(Res. No. 2021-14)
3. Motion – To set the public hearing date for the FY2022 Budget and 2021 Property Tax Levy.
4. Motion – To appoint to the Boards and Commissions.

ADJOURNMENT

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the Board of Aldermen may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD CONSIDERATION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER
DATE: AUGUST 10, 2021
SUBJECT: COMMUNITY EQUITY COMMISSION RECOMMENDATIONS

During its regular meeting on May 13, 2021, the Community Equity Commission (Commission) made the following recommendations for the Board of Aldermen's (BOA) consideration:

Neighborhood Watch Signs (Presentation Attached)

The Commission recommends that the City of Clayton remove neighborhood watch signs from all city property for the following reasons:

- These signs do not represent any organized neighborhood groups in Clayton.
- There is no evidence Neighborhood Watch signs per se improve public safety; resources to maintain these signs would be better utilized elsewhere.
- The presence of these signs could have a chilling effect on perceptions of Clayton as a welcoming and safe community for all.
- These signs could actually heighten suspicion among residents, encouraging more unwarranted calls to police.

Municipal Court Recommendations

Harmonizing Clayton's Ordinances

The following recommendations are made with two objectives in mind. The first is to harmonize the ordinances with the Ferguson reforms. The second is to harmonize the ordinances with the reality that the current Clayton court, to its credit, does not incarcerate defendants for violating city ordinance. This policy is consistent with the lack of any jail in Clayton and any funds for appointment counsel for indigent defendants.

The Commission recommends the BOA:

- a. Adopt a new ordinance, which provides that any ordinance to the contrary, including the penalties provided for any infraction (Sec. 215.005), offense (Sec.215.005), and violation (Sec. 100.110) be applied consistent with the Minimum Operating Standards for Municipal Divisions (MOS).
- b. Adopt a new ordinance that addresses the decriminalization of Clayton's court by deleting any option of incarceration in the definition of infraction, offense and violation.
- c. Repeal Sec. 130.190 because, among other problems, it conflicts with the MOS standards, which prohibit bench warrants and additional fines for failure to appear for minor traffic violations with the general view that bench warrants should only be used in extreme circumstances.

Restorative Justice

Clayton is justly proud that it does not use its court fines to supplement general revenue. Abusive use of court fines was probably the issue that received the most attention following Ferguson. The MOS standards are a minimum and there is an additional step the BOA can take that advances the principals of equity in our court.

As background, the data showing that approximately 90% of defendants are non-residents, many of whom are charged with vehicle license compliance issues. Additionally, it is common that there is an ability to pay issue. Setting aside the issue of why non-residents are fined on top of state fines for the same violation, it makes more sense to help certain people become compliant.

The Commission recommends the BOA establish a program in which the fine money be segregated in a separate fund for the purpose of financially helping indigent defendants who are unable for financial reasons become compliant with state vehicle license requirements.



Neighborhood Watch Signage in Clayton

There are Neighborhood Watch signs throughout the Clayton community



Current Situation

- Although there are neighborhood watch signs throughout the Clayton community on city property, it is unclear when/how/why these signs came to be put in place.
- Although the signs continued to be maintained by the City, neither staff or CPD are aware of any organized watch groups in Clayton.
- As we continue our effort to make Clayton more welcoming for everyone and reduce unwarranted suspicious calls*, the use of these signs should be re-evaluated.

**From 2014 to 2019 the rate of suspicious calls to the Clayton Police doubled while the number of these calls that actually reflected suspicious activity dropped dramatically, with only 17% proving valid.*

History of Neighborhood Watch Groups

Neighborhood Watch groups began sprouting up in the 1960s

In 1972, The National Sheriffs' Association (NSA) created the National Neighborhood Watch Program to assist citizens and law enforcement in setting up these groups. They created the signs in use in Clayton today.

<https://www.nnw.org/our-history>



History of Neighborhood Watch Groups

- In 2008 the U.S. Justice Department conducted a systematic review of literature on Neighborhood Watch programs and found “Overall, the results of the review are mixed. Some evaluations showed that Neighborhood Watch was associated with a reduction in crime, others showed that it was associated with an increase in crime, while others provided uncertain results.”
 - <https://journalistsresource.org/wp-content/uploads/2012/03/e040825133-res-review3.pdf>
- The most recent national study, funded by the DOJ in 2009, “demonstrated the potential for publicly-posted Neighborhood Watch signs to produce unintended consequences such as increased fear of crime and decreased perceptions of neighborhood safety.” While this is less true for high SES (socioeconomic status) neighborhoods, it nonetheless can have a chilling effect on perceptions of Clayton as a welcoming community.
 - <https://www.ojp.gov/pdffiles1/nij/grants/226821.pdf>

(For more current information on the the social impact of active watch groups see article published in *UNIV. OF PENNSYLVANIA JOURNAL OF LAW AND SOCIAL CHANGE* in 2016:
<https://scholarship.law.upenn.edu/cgi/viewcontent.cgi?article=1194&context=jlasc>)

Recommendation

- CEC recommends that the City of Clayton remove neighborhood watch signs from all city property for the following reasons:
 - These signs do not represent any organized neighborhood groups in Clayton.
 - There is no evidence Neighborhood Watch signs per se improve public safety; resources to maintain these signs would be better utilized elsewhere.
 - The presence of these signs could have a chilling effect on perceptions of Clayton as a welcoming and safe community for all.
 - These signs could actually heighten suspicion among residents, encouraging more unwarranted calls to police.

THE CITY OF CLAYTON

Board of Aldermen
Virtual Zoom Meeting
July 27, 2021
7:00 p.m.

Minutes

NOTE: In accord with the provisions of Section 610.015, RSMo., and multiple declarations of emergency at every level of government, and the prohibition on gatherings of 10 or more persons due to the Coronavirus pandemic, normal requirements for voting in the Board meeting were suspended. Accordingly, votes were taken as if all Board members were physically present and in attendance at the meeting.

Mayor Harris called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Rich Lintz, Ira Berkowitz, and Becky Patel.

Mayor Harris
City Manager Gipson
City Attorney O'Keefe

Absent: Susan Buse and Bridget McAndrew

Motion made by Alderman Berkowitz to approve the July 13, 2021, minutes. Alderman Lintz seconded.

Motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

Kathleen Gund, resident, addressed the Board inquiring about the \$35 million included in the Capital Improvement Plan designated for the Central Business District streetscape.

City Manager Gipson explained that this specific line-item is an unfunded project, which would complete the streetscapes in the downtown areas (areas not done by the City or development projects) in order to bring all of the areas up to conformance.

Matt Malick, Director of Public Works, agreed.

Josh Dubinsky, resident, addressed the Board with concerns regarding the ongoing speeding issues on Audubon Drive and discussions with staff on recommendations and solutions to protect the resident's safety.

In response to Alderman Lintz' question, Matt Malick, Director of Public Works, stated that a stop sign as a stand-alone device per the Federal Highway Association should not be used as a speed control.

Deb Dubin, resident, addressed the Board stating that she is in support of a three-way stop sign at Audubon Drive.

P.J. McDaniel, resident, addressed the Board in support of a solution for the speeding on Audubon Drive to protect the safety of the residents in the neighborhood.

Naveen Chapa, 901 Audubon, addressed the Board reiterating the previous comments and commented there should be no further delay in placing a stop sign at the problem location; consider testing it for a period of time, and discuss a permanent solution.

City Manager Gipson stated that the issue will be included as a future (August 10 or 24) Board discussion session topic.

Tod Fagan, Spire, Inc., presented the City of Clayton and Matt Malick, Director of Public Works, with the *Silver Shovel Award*. The *Silver Shovel Award* acknowledges safe digging practices and the prevention of pipeline damage during construction near Spire's facilities. To be awarded a municipality must be located within Spire's service territory, a member in good standing of Missouri One Call and have no at-fault damages to Spire's facilities in 2020.

A PUBLIC HEARING AND AN ORDINANCE - DOWNTOWN DEVELOPMENT OVERLAY DISTRICT STANDARDS PROJECT SUMMARY IN PREPARATION FOR FUTURE CONSIDERATION OF AMENDMENTS TO CHAPTER 410, OVERLAY AND URBAN DESIGN ZONING DISTRICTS, ARTICLES III AND IV

Mayor Harris opened the public hearing and requested proof of publication.

City Manager Gipson reported that H3 Design Studios has been under contract with the City of Clayton to assist the City with updating two existing Downtown Overlay Zoning districts. The Central Business District/Downtown Core Overlay District evaluation and study was conducted over a period of approximately 18 months, culminating in April 2021.

The study began with the consultant identifying the project area and conducting an on-site survey of existing conditions in the project area. Once this data was collected, analyzed, and graphically depicted, interactive work sessions were conducted with the Board of Aldermen, Clayton Plan Commission, the Planning Department, and a Steering Committee comprised of key developers, property owners, residents, and business owners within the immediate study area. The purpose of the work sessions was to gather feedback to establish the vision, principles, and parameters for proposed new design guidelines and development standards for the study area.

On June 21, 2021, H3 gave an informational overview of the study process to the Plan Commission, from start to finish, as a process refresher. The presentation included a summary of the public process, key decision points and the resulting draft written development standards and design guidelines which will be considered for adoption in accordance with the schedule noted below. As a primer to the upcoming public hearings the same presentation is being given to the Board of Aldermen at this July 27, 2021, meeting.

Tim Breihan, H3, addressed the Board providing a PowerPoint® presentation noting that he will be showing an updated presentation (available upon request in the City Clerk's office) other than what was presented in the Board's packet.

At Mayor Harris' request Mr. Breihan went through the combined districts that are included on the presentation.

In response to Alderman Lintz' question, Mr. Breihan confirmed that the entertainment district would not change.

In response to Alderman Berkowitz' question, Mr. Breihan explained the 25-story height limit.

In response to Alderman Patel's question regarding the setback requirements as related to Forsyth Pointe, Mr. Breihan stated the one area where Forsyth Pointe would not be compliant will be in terms of the setback along Forsyth Boulevard. He noted that he is not completely familiar with how the project was designed in terms of the ground floor uses, but as he recalls there were some non-commercial and non-retail ground floor uses in that project and in that aspect that part of the project would be noncompliant. He felt that there are some specific considerations related to the façade articulation in the proposed draft overlay that Forsyth Pointe would not fully comply with.

Alderman Patel inquired as to the floor height, particularly the upper floors with a minimum (9') and a maximum (12') which may not allow for a restaurant or event space on the top floor of the building, but if it were higher therefore it would require a Planned Unit Development. She referenced examples such as Armstrong Teasdale or St. Louis Club that have top floors that are impressive, therefore they would not qualify under the proposed guidelines.

Mr. Breihan stated that those are good points and provided a couple of solutions in order to permit it; (1) they include an exception notating a condition on the building design or its intended use; (2) They could specify how things (i.e. mezzanines) are treated as they relate to an overall floor count. He said that as sometimes seen in form-based codes where you permit a double height space for a certain percentage of the floor area. Any floor can for example designate a percentage (30% or 50%) of the floor, whatever makes sense in terms of the overall prevailing size of the building and can be specified or treated as a mezzanine condition, or a double-height condition, and that effectively counts as two stories, but is one story. He felt that was a good point brought up regarding committing those upper floors to an entertainment venue or dining spaces and ensuring that you have a good physical condition to support it.

Terri Kerley, resident, addressed the Board with concerns of the 40' step back for North and South Central which than progressively increases on N. Forsyth and Bemiston.

On behalf of Hank Winkleman, City Manager Gipson shared that Mr. Winkleman is advocating for a six-foot setback rather than a build-to line for the buildings for two reasons. First, the balconies and other projections at that point will encroach upon the right-of-way; and secondly, the six-foot setback will allow adequate outdoor dining space and a walkway with a more comfortable experience for pedestrians. Mr. Winkleman also had concerns regarding the corners and the public spaces (similar to what you see at Herbies) and how those would be allowed in this plan and the set-back, and articulation in those corners. Mr. Winkleman suggests requiring a certain area or a certain square footage of open space that could be utilized at either corners or across frontage of the building.

In response to Alderman Lintz' question, Mr. Breihan explained the design as it relates to possibly increasing the sidewalk space.

Mayor Harris explained to the audience that tonight's discussion was to hear the presentation only and refer the item back to the Plan Commission along with the Board's and public's questions and concerns and then it would come back before the Board for another public hearing.

Mayor Harris closed the public hearing.

AN ORDINANCE TO CONSIDER APPROVING TO CORRECT CLERICAL ERRORS IN ORDINANCE NO. 6674 (RELATED TO BEMISTON PLACE PROJECT) TO ACCURATELY REFLECT THE INTENT AND ACTION OF THE BOARD OF ALDERMEN

City Manager Gipson reported that on December 22, 2020, the Clayton Board of Aldermen considered and approved Ordinance No. 6674 for the establishment of a mixed-use Planned Unit Development known as Bemiston Place. The mixed-use structures will contain approximately 268,535 square feet of floor area, including apartment units, retail and restaurant spaces, and a parking garage. The applicant recently approached the City of Clayton to clarify the amount of retail space, which was originally approved at 10,667 square feet of retail. Upon further review, the applicant determined that the initial square footage calculation included a hallway measuring 308 square feet in area that should not have been classified as retail. Subsequently, the applicant submitted an application to revise the ordinance to ensure accuracy. While reviewing the applicant's request, staff further identified two locations in the ordinance where the number of apartment units was not consistent with the final Development Plan.

The areas of the ordinance requiring correction are as follows:

Ordinance No. 6674, paragraph 3 erroneously stated that the Bemiston Place Mixed Use Planned Unit Development permits 236 Rental Apartments and 10,667 square feet of retail/restaurant space; *and*

Exhibit C, Section A (1) "Permitted Uses Identified in the PUD Plans as Residential" of Ordinance 6674, erroneously stated that the Bemiston Place Mixed Use Planned Unit Development permits 246 Rental Apartment Dwelling Units; *and*

Exhibit C, Section B "Development Standards" erroneously noted in the Development Standards Table that 326 Apartment Dwelling Units are permitted; *and*

Exhibit C, Section B "Development Standards" erroneously noted in the Development Standards Table that 10,667 square feet of commercial space is permitted;

The specific revisions are as follows:

Ordinance No. 6674, paragraph 3 shall state that the Bemiston Place Mixed Use Planned Unit Development permits 237 Rental Apartments and 10,300 square feet of retail/restaurant space;

Exhibit C, Section A (1) "Permitted Uses Identified in the PUD Plans as Residential" of Bill 6814, Ordinance No. 6674: The Planned Bemiston Place Mixed Use Planned Unit Development permits 237 Rental Apartment Dwelling Units; *and*

Exhibit C, Section B "Development Standards" the Development Standards Table should note that 237 Apartment Dwelling Units are permitted; and

Exhibit C, Section B "Development Standards" the Development Standards Table should note that 10,300 square feet of commercial space is permitted.

Alderman Lintz introduced Bill No. 6852, to Correct Clerical Errors in Ordinance No. 6674 (related to Bemiston Place Project) to Accurately Reflect the Intent and Action of the Board of Aldermen to be read for the first time by title only. Alderman Berkowitz seconded.

City Attorney O'Keefe reads Bill No. 6852, first reading, an Ordinance of the City of Clayton, Missouri, Authorizing and Directing the Execution of Corrections to Ordinance No. 6674 to Accurately Reflect the Intent and Action of the Board of Aldermen with Respect Thereto by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Lintz that the Board give unanimous consent to consideration for adoption of Bill No. 6852 on the day of its introduction. Alderman Berkowitz seconded.

The motion passed unanimously on a voice vote.

Alderman Lintz introduced Bill No. 6852, to Correct Clerical Errors in Ordinance No. 6674 (related to Bemiston Place Project) to Accurately Reflect the Intent and Action of the Board of Aldermen to be read for the second time by title only. Alderman Berkowitz seconded.

City Attorney O'Keefe reads Bill No. Bill No. 6852, second reading, an Ordinance of the City of Clayton, Missouri, Authorizing and Directing the Execution of Corrections to Ordinance No. 6674 to Accurately Reflect the Intent and Action of the Board of Aldermen with Respect Thereto by title only.

The motion passed on a roll call vote: Alderman Lintz – Aye; Alderman Berkowitz – Aye; Alderman Patel – Aye; and Mayor Harris – Aye. The bill, having received majority approval was adopted and became Ordinance No. 6711 of the City of Clayton.

A MOTION TO CONSIDER APPROVING THE DISPOSAL OF RECORDS PER THE MISSOURI SECRETARY OF STATE GENERAL RECORDS RETENTION SCHEDULE

City Manager David Gipson reported as the Board is aware, it is the recommended guideline of the Secretary of State to formally approve the disposition of records at the Board of Aldermen level, and to include a list which describes the record series including quantity to be disposed, the manner of destruction and destruction date. The Fire Department is requesting to dispose of EMS training records from 2000-2015 (*Per Bureau of EMS regulations, only the past 5 years need to be kept for records*).

Recommendation is to approve a motion to dispose of the records as listed in conformance with the Missouri Secretary of State General Records Retention Schedule

Motion made by Alderman Lintz to approve the disposal of records Fire Department EMS Training Records from 2000-2015. Alderman Berkowitz seconded.

The motion passed unanimously on a voice vote.

MOTION TO CONSIDER APPROVING APPOINTMENTS TO THE BOARDS AND COMMISSIONS

Mayor Harris recommended to appoint Cheryl Redohl, Ward 3 to the Sustainability Committee, term expiration June 30, 2024, and Eric Schneider, Ward 2, to the Parks and Recreation Commission, term expiration June 30, 2024; Eric Schneider to be appointed as chairman of Parks and Recreation Commission.

Motion made by Alderman Lintz to approve the appointments of Cheryl Redohl to the Sustainability Committee, Eric Schneider to the Parks and Recreation Commission and Eric Schneider to serve as Chairman of the Parks & Recreation Commission. Alderman Berkowitz seconded.

The motion passed unanimously on a voice vote.

Other

Alderman Lintz reported that Ward 1 held an in-person coffee session that was well attended; received questions regarding the proposed tax increase.

Alderman Berkowitz reported on the following:

- Plan Commission/ARB – reviewed seven residential plan applications; one of the plans had an issue with property encroachment and the developer of the new construction graciously made accommodations to resolve the issue – another example of what Clayton is all about.
- Reviewed and approved the artwork for Commerce Bank.

Alderman Patel reported on the following:

- Ward 1 coffee
- Registered her daughter for the youth soccer program at the Center – commended Patty on the great work at the Center.
- Participating (virtually) in the Racial Equity Summit-Ferguson next week.

Mayor Harris reported on the following:

- Clayton Public Forum regarding the proposed tax increase was held July 21 in-person as well as virtually; well attended.
- Attended meetings at Maryland Walk and the Park Towers.
- Had a telephone discussion with a person regarding affordable housing and the difficulties of finding affordable housing – very enlightening and would like to discuss further in the future.

There being no further business the meeting adjourned at 9:15 p.m.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
SUSAN M. ISTENES, AICP, DIRECTOR OF PLANNING & DEV. SERVICES

DATE: AUGUST 10, 2021

SUBJECT: PUBLIC HEARING & RESOLUTION - CONDITIONAL USE PERMIT FOR 6611-6619 CLAYTON ROAD

This is a public hearing and resolution approving an application for a Conditional Use Permit submitted by Period Restoration, LLC, buyer under contract, to allow the conversion of the existing building located at 6611-6619 Clayton Road to ten residential units.

The subject property is zoned C-2 General Commercial District and is located in the Clayton Road Urban Design District. Multi-family residential uses are allowable in the Clayton Road Urban Design District provided a Conditional Use Permit is approved by the Board of Aldermen.

The site is currently developed with a 19,232 square foot multi-tenant office building and four surface parking spaces and has been vacant for several years. The applicant proposes to redevelop the property into a multi-family residential building which will consist of 10 units, with 2 of the units being located on the first floor and 8 units being located on the second floor. The units will consist of a mix of one to three-bedroom units, ranging in size from 740 to 1,140 square feet. The remainder of the space on the first floor will be utilized for garage parking. The four existing parking spaces located off of the alley to the rear of the building will remain, and a new garage entrance will be constructed on the rear (north) elevation, to allow access to the proposed garage spaces. In total, 19 parking spaces are proposed. The basement will serve as a laundry and storage facility for the apartments above.

The Zoning Code requires two parking spaces for each dwelling unit in multi-family buildings. With a total of ten units proposed, twenty parking spaces are required. With the renovation of the first floor to primarily serve as a parking garage, fifteen spaces are proposed in addition to the existing four spaces located off of the rear alley, for a total of nineteen spaces. Due to the smaller size of the parking spaces located off of the alley, the City's Public Works has authorized those spaces as compact spaces only. Per the Zoning Code, the number of required parking spaces may be reduced at the ratio of one parking space for one bicycle rack. The applicant has proposed a bicycle rack in lieu of one parking space. Per the City's Bicycle Parking Regulations, one bicycle rack per twenty dwelling units is required for multi-family residential developments. A second bicycle rack is therefore proposed to meet this requirement.

The Plan Commission considered this request at their meeting of July 19, 2021 and voted unanimously to recommend approval to the Board of Aldermen.

Recommendation: To approve the Conditional Use Permit with the conditions outlined in the Resolution.

RESOLUTION NO. 2021-13

WHEREAS, on June 29, 2021, an application and letter requesting a Conditional Use Permit were submitted by Amanda Norris, CORE10 Architecture, representing Period Restoration, LLC, buyer under contract, requesting a Conditional Use Permit for the use of the building addressed 6411 Clayton Road as a 10-unit residential building; and

WHEREAS, the City Plan Commission considered the request at its July 19, 2021, meeting and voted to recommend approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen finds and determines that the applicant has clearly established that the criteria for approval of a Conditional Use Permit set out in Section 405.840 of Clayton's Zoning Regulations are met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1. Pursuant to the authority of Chapter 405 (Zoning Regulations), Article VII (Conditional Use Permit), of the Code of Ordinances of the City of Clayton, and subject to the terms and conditions set forth in Section 2, below, the issuance of a Conditional Use Permit to Period Restoration, LLC, for the use of the property addressed 6611-6619 Clayton Road as a 10-unit residential building, is hereby approved. Said property is more particularly described as follows:

LOT 4 AND 5 IN THE HI POINTE ADDITION SUBDIVISION
IN THE TOWN (NOW CITY) OF CLAYTON, MISSOURI

Section 2. In addition to compliance with all Ordinances of the City of Clayton and Laws of the State of Missouri, the permitted uses shall be conducted so as to comply with the following stipulations and conditions at all times:

- (1) The permit shall be granted to Period Restoration, LLC, (the "Permittee"), and shall not be transferred or assigned without the prior written approval of the City of Clayton.
- (2) The property shall be improved, maintained and operated substantially in accordance with an application dated June 29, 2021 and with the plans and specifications as filed with and approved by the City of Clayton.
- (3) The Permittee shall maintain a minimum of nineteen (19) off-street parking spaces as required by the City's Parking Regulations, as well as two (2) bicycle racks per the City's Parking and Bicycle Parking Regulations.
- (4) The Permittee shall allow the tenants of this building use of the parking lot located at 6415 Clayton Road, also owned by the Permittee, for overflow parking.
- (5) The units shall be one, two, or three bedroom units.
- (6) That the Permittee shall, within thirty (30) days of the adoption of this Resolution, notify the City Clerk of the City of Clayton in writing that the conditional use permit provided for in this Resolution is accepted and that the conditions set forth herein are understood and will be complied with.
- (7) That Permittee's failure to comply with any of the conditions provided for in this Resolution may cause immediate termination of the permit provided for by this Resolution.

Section 3. The City Manager of the City of Clayton is hereby authorized and directed to issue a conditional use permit in accordance with the provisions of this Resolution. Said permit shall contain all of the conditions and stipulations set out in Section 2 of this Resolution.

Adopted this 10th day of August 2021.

Mayor

ATTEST:

City Clerk

February 16, 2021

City of Clayton Board of Aldermen

10 N. Bemiston
Clayton, MO
63105

Honorable Mayor and Members of the Board of Aldermen,

The existing building at 6611-6619 Clayton Road is located in the C-2 / Clayton Road Urban Design District (CR-UDD). This building has most recently been utilized for commercial / office / retail space. Our client is proposing to renovate the existing building for use as a multifamily apartment building with ten (10) total apartment units. The remainder of the building will be used for parking garage (first floor) and laundry/storage spaces (basement) to support the apartment units.

Per section 410.755, Permitted Uses for "CR-UDD" lists "Residential-multi-family residential development" as a permitted Conditional Use.

We therefore request this conditional use permit for the development of the existing building at 6611-6619 Clayton Road as a multi-family apartment building of ten units.

Michael Byrd, AIA CSI

Respectfully,

Tyler Stephens, AIA

Amanda Norris, AIA
Lead Architect
CORE10 Architecture, Inc.



City of Clayton
10 North Bemiston Avenue
Clayton, Missouri 63105
(314) 290-8453 FAX: (314) 863-0296

CONDITIONAL USE PERMIT APPLICATION-GENERAL

(please type or print)

ALL SECTIONS OF APPLICATION MUST BE COMPLETE.

APPLICATIONS MUST BE CONSISTENT WITH SUBMITTED MATERIALS.

ALL MATERIALS SUBMITTED MUST BE SIGNED/SEALED FOR REVIEW.

A \$235.00* APPLICATION FEE, ELEVEN (11) 11 X 17 PLAN SETS, A LETTER ADDRESSED TO THE HONORABLE MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN REQUESTING THE CUP, AND AN ELECTRONIC COPY (emailed to kcranford@claytonmo.gov) MUST ACCOMPANY THIS APPLICATION (INCLUDES \$35 NON-REFUNDABLE PROCESSING FEE)

Location of Project:_____

Project Description:_____

PART A: PARTIES OF INTEREST

The full legal name of property owner (partnership, incorporation, etc.), applicant, agent, architect, landscape architect, planner, engineer and/or manager is required for review of this application.

Legal Name to which this Permit is to be issued:_____

Contact Person's Name: _____

Address:_____

Phone Number & E-Mail Address:_____

Interest in Property (Tenant/Owner):_____

Name of Property Owner(s) - if different from above:_____

Address:_____

Phone Number:_____

Name of Architect, Landscape Architect, Planner or Engineer:

Name/Position: _____

Address: _____

Phone Number & E-Mail Address: _____

Name/Position: _____

PART B: SITE DESCRIPTION

Subdivision _____ Current Zoning: _____

Current Use of Site: _____

PART C: SITE DEVELOPMENT

Proposed Use of Site: _____

Estimated Cost of Construction : _____ No. of Stories : _____

Total Square Footage of Site: _____

Total Square Footage of Building(s): _____

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: _____

Building(s) Height(s): _____ Number of Floors: _____

Total Number of Available Parking Spaces: _____

Number of Parking Spaces as Required by the Zoning Ordinance: _____

*Proof that the Supplied Parking Will Meet the Demands of the Project: _____

Describe the Reason for Requesting a Conditional Use Permit: _____

Briefly describe the disposal of refuse for operation: _____

**Parking Study prepared by an impartial parking engineer must be submitted as part of the application if supplied parking is less than number required by the Zoning Ordinance.*

Architectural review is required for any exterior renovation, awning or signage. If any of these items are part of the project, complete an Architectural Review Board Application.

PART D: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: _____

Please describe why the proposed amendment is necessary: _____

PART E: TRANSFERRING AN EXISTING CONDITIONAL USE PERMIT

The full legal name of the individual or entity to which the existing conditional use permit is issued:

The full legal name of the individual or entity to which the conditional use permit is to be transferred:

Please describe any changes to the operation: _____

Please describe any changes to the hours of operation and decor:

SIGNATURES

Signature of Applicant (Required): _____ *Date:* _____

Relation to the Property Owner: _____

Signature of Property Owner (Required):



Date:

6-26-21

**includes \$35.00 non-refundable processing fee. Application fee for a transfer of/amendment to an existing CUP is \$100 IF Plan Commission and/or Board of Aldermen consideration is not necessary.*



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
SUSAN M. ISTENES, AICP, DIRECTOR OF PLANNING AND DEV.
SERVICES

DATE: AUGUST 10, 2021

SUBJECT: PUBLIC HEARING - AN ORDINANCE ADOPTING AN AMENDMENT TO
THE SPECIAL DEVELOPMENT SUBDISTRICT PLAN FOR
SUBDISTRICT 2A OF THE CENTENE CLAYTON CAMPUS
DEVELOPMENT

BACKGROUND and PROJECT DESCRIPTION

This is a request for consideration of an amendment to the approved Special Development Subdistrict 2A plans to add a "Medical Office" land use to the existing allowable use of "Retail" for the "Ground Level" of the east parking garage, constructed as part of the Subdistrict 2A development plan. The addition of the "Medical Office" land use is limited to this area of the existing garage.

The subject property has a zoning designation of Special Development District (SDD) and is part of the multi-phase Centene Clayton Campus. Subdistrict 2A is bounded by Forsyth Boulevard to the north, Carondelet Plaza to the south and east, and South Lyle Avenue to the west. The Special Development District Plan was approved by the Board of Aldermen on February 23, 2021 via Ordinance No. 6681.

This request is being considered concurrently with a request to amend the previously adopted Special Development District and Special Development Plan (adopted by Ordinance No. 6465). The Special Development Plan provides the general development standards for the proposed development including the location of project phases and schedules, location and use of each proposed building, the allowable land uses, the maximum height and size of each building, the location of open space and landscape buffers, general traffic circulation and the location of parking.

The individual subdistrict plans provide detailed information related to each specific phase of the development.

Special Development Plan & Public Benefits

The Special Development Plan specifies development standards regarding the use, area, height, and parking associated with the proposed development. The Board of Aldermen has the authority to determine a Subdistrict Development Plan's conformance with the Special Development Plan.

Once approved, the Subdistrict Development Plan and ordinance becomes the specific zoning regulations governing the use and development of the property in that subdistrict.

Criteria for Approval

The criteria for approval of a Subdistrict Plan are listed below. Similar criteria have been combined for this analysis. Criteria that does not apply to the scope of this amendment request (design and materials, grading, adequate utility service, buffering and landscaping) have been omitted from this report.

Compatibility

- 1) *If any City Master Plan contains recommendations that are specific to the area defined by the site plan, the Plan Commission shall review the site plan to determine its consistency with all applicable recommendations.*
 - >> Staff is of the opinion that the proposed amendment complies with the vision of the Downtown Master Plan. The Downtown Master Plan has a goal of activating the street with pedestrians through the use of multiple techniques including retail at the ground level and enhanced public sidewalks. General best planning principles also include adding pedestrians to sidewalks to help generate vibrant downtown streets. Allowing a Medical Office Land Use to the list of permitted land uses for the ground floor level in the east parking garage will add pedestrians to the sidewalks in that area of the site, although probably to a lesser degree than if the space was used for retail or restaurant purposes. Staff has asked that the applicant specify the proportion of the ground floor of the parking garage that will be dedicated to the proposed "Medical Office" use as well as the existing "Retail" use, but the information was not provided.
- 2) *The proposed development is consistent with the special development plan for this site and complies with all other applicable codes and ordinances.*
 - >> The ordinance governing the overall Special Development District is also being amended concurrently with this Subdistrict Plan, therefore upon approval, both the SDD and SD2 Plans will be consistent.

Traffic & Circulation

- 3) *Streets or other means of access to the proposed phase of development meet City of Clayton standards and are suitable and adequate to carry anticipated traffic. The internal circulation system of the proposed phase encourages safe movement for vehicles and pedestrians and is in compliance with the special development plan. The ability of a project's traffic circulation system to provide for the convenient and safe internal and external movement of vehicles and pedestrians.*
 - >> The proposed addition of "Medical Office" as an allowable land use will not affect the vehicular or pedestrian circulation and does not create unsafe conditions for either.

Lighting

- 5) *All developments shall provide adequate lighting to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded and there shall be no spillover onto adjacent properties.*

>> No exterior lighting is proposed as part of this amendment.

CONCLUSION

Staff is of the opinion that the proposed amendment is consistent with the goals of the Downtown Master Plan and the approved Special Development District Plan, provided the concurrent amendment to the Special Development District Plan is approved by the Board of Aldermen.

PLAN COMMISSION RECOMMENDATION

The Plan Commission considered this request at their meeting of August 2, 2021, and recommended approval to the Board of Aldermen with the following conditions:

- 1) Remove the reference to “the ground floor of Corporate Auditorium” from the “SD2A+B+C Proposed” Column on Sheet G004 of the Special Development District Plan.
- 2) Provide information regarding the proportion of uses (“Medical Office” and “Retail”) in the ground floor of the Subdistrict 2A parking garage.

STAFF RECOMMENDATION

Staff recommends approval of the requested Special Development District Plan and subdistrict plan amendments to allow for the addition of a “Medical Office” land use to the list of permitted uses for the ground level of the Subdistrict 2A Parking Garage, as indicated on the attached plan, per the conditions outlined in the attached ordinances.

BILL NO. 6853

ORDINANCE NO.

AN ORDINANCE REPEALING THE SUBDISTRICT 2A SUBDISTRICT DEVELOPMENT PLAN FOR THE CENTENE CLAYTON CAMPUS SPECIAL DEVELOPMENT DISTRICT AND APPROVING AN AMENDED SUBDISTRICT 2A DEVELOPMENT PLAN IN LIEU THEREOF; AND OTHER ACTIONS RELATED THERETO

WHEREAS, on September 27, 2016, the Board of Aldermen adopted Ordinance Nos. 6444 and 6445, approving a Special Development District (SDD) and Special Development Plan (“SDD Development Plan”) for the area bounded by South Bemiston Avenue on the west, Forest Park Parkway/University City municipal boundary on the east, Forsyth Boulevard on the North and Carondelet Plaza/Carondelet Avenue on the south; and

WHEREAS, the property to which this Ordinance applies is identified in the survey dated December 14, 2016, page S100 of the Special Development District and Plan and identified as Subdistrict 2A therein; and

WHEREAS, on December 14, 2016 the City of Clayton’s Planning Department received an application from Robert Clark, CEO, of Clayco, Inc. on behalf of Hanley-Forsyth, LLC, for the development of a 569,478-gross-square-foot building including 560,171 gross square feet of parking, 4,368 gross square feet of retail, and 4,939 gross square feet of mechanical area; and

WHEREAS, the Special Development District and Plan dated December 14, 2016, were adopted by the City of Clayton Board of Aldermen on January 10, 2017, via Ordinance Nos. 6463 (the district) and 6465 (the plan); and

WHEREAS, the Special Development District was amended to include “Financial Institution” as a Permitted Use and was adopted by the City of Clayton Board of Aldermen on February 23, 2021, via Ordinance No. 6681;

WHEREAS, on July 27, 2021, the City of Clayton’s Planning Department received an application from Lance McOlgan, Lamar Johnson Collaborative, on behalf of the owner for an amendment to the Subdistrict Development Plan for Subdistrict 2A to amend certain pages of the heretofore approved plan to add a “Medical Office” land use to the Subdistrict 2A Plan on the ground floor of the east parking garage as shown on the plan approved on January 10, 2017, as aforesaid; and

WHEREAS, as part of the review of an SDD Project, each Phase must be approved separately as a Subdistrict Development Plan; and

WHEREAS, this Board has received the favorable report of the City Plan Commission with respect to the approval of the Subdistrict Development Plan for Subdistrict 2A; and

WHEREAS, all interested parties have been given an opportunity to be heard before this Board with regard to the Project; and

WHEREAS, upon due consideration, this Board of Aldermen has determined that the approval of the plan would be in the best interest of the City and its citizens;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1: Findings and Development Plan Approval

- A. The Subdistrict 2A Subdistrict Development Plan for the Centene Clayton Campus Special Development District development, dated August 10, 2021, as prepared by Clayco, Inc. on behalf of Hanley-Forsyth, LLC, and on file in the City Clerk's Office ("Subdistrict Development Plan"), as submitted by Clayco, Inc., is hereby approved, this Board having found and determined that the project, as set forth in the aforesaid SDD Development Plan, furthers the following objectives as specified in Article IX "Special Development District", Section 405.1250 "Criteria for Approval-Subdistrict Development Plan":
1. The proposed development is consistent with the SDD Development Plan for this site;
 2. Streets or other means of access to the proposed phase of development meet City of Clayton standards and are suitable and adequate to carry anticipated traffic;
 3. The internal circulation system of the proposed phase encourages safe movement for vehicles and pedestrians and is in compliance with the SDD Development Plan;
 4. Existing or proposed utility services are adequate for the proposed Subdistrict and is in conformance with the SDD Development Plan;
 5. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;
 6. Architecture and building materials are consistent with the design of the SDD Development Plan, are consistent with other phases, and are compatible with the adjacent neighborhood;
 7. Landscaping is appropriate with the scale of the development and consistent with any applicable City Codes, Ordinances and Standards;
 8. Topography of the property has been preserved in all relevant respects; and any topographic changes are such that they are not expected to adversely impact the flow of drainage on adjacent properties;
 9. A landscape plan depicting all new plantings for the phase has been submitted as part of the plan and approved; screening the development from adjacent properties is neither feasible nor desirable under the SDD Development Plan;
 10. Tree preservation measures comply with all applicable City codes and standards;
 11. The materials, design and uses of the Subdistrict Development Plan are compatible with the neighborhood surrounding the proposed development phase and the City as a whole; and,
 12. The proposed development phase complies with all other applicable codes and ordinances.
- B. The Board of Aldermen finds that the Subdistrict Development Plan provides the following public benefits as referenced in Article IX "Special Development District", Section 405.1190 "Public Benefit":
1. Architectural distinction and significance that make the development noteworthy;
 2. Extensive use of high quality building materials that add significant value to the property and benefit adjacent properties;

3. Provision of new public infrastructure including, but not limited to streets, curbs, sidewalks, sanitary sewers, storm water sewers, lighting, and
4. Inclusion of street level landscape garden, plaza or park available for public use.

C. The approval of the Subdistrict Development Plan by the Board of Aldermen is hereby subject to the condition that the property identified as Subdistrict 2A be developed in accordance with the approved plans dated August 10, 2021, as amended pursuant to the conditions listed below and that the project is subject to certain development standards including, but not limited to those identified on Page G001 of the Special Development Subdistrict 2A plans dated August 10, 2021.

1. The applicant shall comply with the following conditions:

- a. Remove the reference to “the ground floor of Corporate Auditorium” from the “SD2A+B+C Proposed” Column on Sheet G004 of the Special Development District Plan.
- b. Provide information regarding the proportion of uses (“Medical Office” and “Retail”) in the ground floor of the Subdistrict 2A parking garage.

Section 2: Implementation

The City Manager is hereby authorized and directed to take all such actions as may be necessary and proper (or to cause the same to be taken) in order to implement the approval of the Subdistrict Plan authorized by this Ordinance.

Section 3: Repeal of Conflicting Ordinances

Ordinance No. 6465 as adopted on January 10, 2017, and all other Ordinances in conflict with the terms and purposes of this Ordinance are hereby repealed

Section 3: Effective Date

This Ordinance shall be in full force and effect after its passage and adoption by the Board of Aldermen.

Adopted this 10th day of August, 2021

Mayor

ATTEST:

City Clerk

BILL NO. 6854

ORDINANCE NO.

AN ORDINANCE REPEALING A PREVIOUSLY ADOPTED SPECIAL DEVELOPMENT DISTRICT PLAN AND APPROVING AN AMENDED SPECIAL DEVELOPMENT DISTRICT PLAN FOR THE CENTENE CLAYTON CAMPUS SPECIAL DEVELOPMENT DISTRICT, SUBJECT TO THE REQUIREMENTS SET FORTH IN THE CODE OF ORDINANCES OF THE CITY OF CLAYTON, MISSOURI, AND CONDITIONS SPECIFIED HEREIN; APPROVING AND AUTHORIZING OTHER ACTIONS RELATED THERETO, AND REPEALING ALL CONFLICTING ORDINANCES

WHEREAS, on September 23, 2008, the Board of Aldermen approved a rezoning and Special Development Plan via Ordinance Nos. 6033 and 6034 for certain property generally addressed as 7700-7720 Forsyth Boulevard and 18 South Hanley Road, known as Centene Plaza and more fully described in Ordinance Nos. 6033 and 6034 which was subsequently repealed and readopted via Ordinance Nos. 6050, 6095 and 6123; and,

WHEREAS, a Subdistrict Development Plan for (Phase I) of Centene Plaza was approved by the Board of Aldermen on September 23, 2008, via Ordinance No. 6035 and subsequently amended, repealed and readopted via Ordinance Nos. 6051, 6082, 6124, and approved improvements have been constructed; and

WHEREAS, properties in the current Special Development District established by Ordinance No. 6033 and subject to the current Special Development Plan for Centene Plaza and its Phase 1 Subdistrict Development Plan are appended to this Special Development District by Ordinance No. 6444 of September 27, 2016, and are also to be a part of the Amended Special Development Plan approved hereby; and,

WHEREAS, Robert Clark, CEO of Clayco Inc. (the “Developer”) submitted an application for a Special Development District and Plan dated June 16, 2016, for use of the properties known and numbered as 7454, 7510, 7518, 7520, 7528, 7600, 7606, 7620, 7630, 7632, 7636, 7642, 7700, 7718 and 7720 Forsyth Boulevard; 12, 14, 18, 20 and a portion of 106 South Hanley Road; 10 South Lyle Avenue; 101 and 105 Carondelet Plaza; 7711 and 7733 Carondelet Avenue and adjacent proposed vacated rights-of-way (the “Site”), for the development of a five-phase mixed-use development (the “Project”); and

WHEREAS, the Special Development District and Plan dated June 16, 2016, were adopted by the City of Clayton Board of Aldermen on September 27, 2016 via Ordinance Nos. 6444 (the district) and 6445 (the plan); and

WHEREAS, on November 21, 2016, the Developer submitted an application for an amendment to the Special Development District and Special Development Plan heretofore approved on September 27, 2016, as aforesaid; and

WHEREAS, the Special Development District and Plan dated December 14, 2016, were adopted by the City of Clayton Board of Aldermen on January 10, 2017 via Ordinance Nos. 6463 (the district) and 6464 (the plan); and

WHEREAS, the Special Development District was amended to include “Financial Institution” as a Permitted Use in such subdistricts or areas as set forth and described in the Ordinance adopted by the City of Clayton Board of Aldermen on February 23, 2021, and numbered Ordinance No. 6681 (repealing Ordinance 6463); and

WHEREAS, on July 27, 2021, the owner’s representative submitted an application for an amendment to the Special Development District and Special Development Plan heretofore approved on August 10, 2021 as aforesaid; and;

WHEREAS, a Special Development District is a distinct category of zoning and in approving any special development plan, the Board of Aldermen has the authority to change, alter, modify or waive any provisions of the zoning regulations set forth in Chapter 405 of the Code in order to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, and encourage innovation in the planning and building of all types of development; and

WHEREAS, this Board has received the favorable report of the City Plan Commission with respect to the modification of this Special Development Plan; and

WHEREAS, all interested parties have been given an opportunity to be heard before this Board with regard to the Special Development District, the Special Development Plan and the amendment contemplated hereby, notice first having been given and published as required by law; and

WHEREAS, upon due consideration, this Board of Aldermen hereby finds and determines that the repeal of the Special Development Plan approved on January 10, 2017, via Ordinance No. 6463 and the adoption of an amended Special Development Plan would be in the best interest of the City and its citizens;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1: Findings and Development Plan Approval

A. The Development Plan dated February 23, 2021 is available in the Office of the City Clerk as prepared by Lance McOlgan, Lamar Johnson Collaborative is hereby approved as the Special Development Plan (“Special Development Plan”) for the Centene Clayton Campus Special Development District heretofore approved and amended concurrently herewith, this Board having found and determined that the Project, as set forth in the aforesaid Special Development Plan furthers the following objectives as specified in Article IX “Special Development District” of Chapter 405 of the Clayton Code of Ordinances:

1. Allow for a complex, large scale project to be phased in a manner advantageous to the City, developer and adjacent neighborhoods;
2. Development of a large tract of land which is vacant or underutilized in a coordinated manner;
3. Creation of a more desirable environment than would be possible through strict application of other City land use regulations designed for smaller projects;
4. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;

5. Combination and coordination of architectural styles, building forms and building relationships covering different phases within a single development project;
6. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features and the prevention of soil erosion;
7. Use of design, landscape or architectural features to create a pleasing environment;
8. Inclusion of special features;
9. Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation; and,
10. Facilitate implementation of the recommendations of the Business Districts Master Plan, where applicable.

B. The Board of Aldermen finds that the Special Development Plan provides the following public benefits as referenced in Section 405.1190 "Public Benefit" of Article IX "Special Development District," of Chapter 405 of the Clayton Code of Ordinances:

1. Use of large tracts of land in a manner which provides a cohesive phased development and minimizes construction impact.
2. Extraordinary landscaping and greenspace provisions.
3. Garage entryways by virtue of their location, materials and design that blend with the architecture of the surrounding neighborhood.
4. Architectural distinction and significance that would make the development noteworthy.
5. Extensive use of high quality building materials that would add significant value to the property and benefit adjacent properties.
6. Provision of new public infrastructure including, but not limited to, streets, curbs, sidewalks, sanitary sewers, storm water sewers, lighting and public parking.
7. Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council at a minimum "Certified" level including applicable regional priorities or an equivalent nationally recognized third party verification organization as determined by the Plan Commission.
8. Inclusion of below grade public parking facility located underneath the proposed development.
9. Inclusion of street level landscape garden, plaza or park available for public use;
10. Public art.

C. Pursuant to page G003 (Building Use Plan) of the Special Development Plan, for those areas of buildings designated as commercial/retail, ground floor spaces shall be so constructed and oriented as to be specially suited for use by commercial occupants primarily serving on-site customers so as to support an active pedestrian environment in the area. Specific design elements, allowed uses and building area allocations for commercial/retail or lobby use, may be specified by the Board of Aldermen in approving individual Subdistrict Development Plans.

- b. That the applicant and property owner(s) commit to implementing parking demand management strategies that decrease parking demand and increase transit ridership; and, provide one or more mechanisms to insure that such strategies will be implemented, adapted, revised and maintained over time and changes of tenancy.
- c. That the following traffic improvements be implemented. The design and phasing of each improvement will be considered in detail at the time of Subdistrict plan review.

- i. Signalize access for the intersection of Forsyth Boulevard with the Subdistrict 3 service drive which runs parallel to Forest Park Parkway.
 - ii. Add a second access to the Subdistrict 3 Garage (via Carondelet Plaza) to help distribute the heavy exiting left-turn traffic and provide acceptable operating conditions. The driveway should provide, at a minimum, a 3-lane cross-section at the intersection with Carondelet Plaza.
 - iii. Re-stripe and/or widen Forsyth Boulevard to accommodate two eastbound through lanes from the service drive in Subdistrict 3 to east of the Forest Park Parkway Off-Ramp/Bland Avenue.
 - iv. Widen the Forest Park Parkway Off-Ramp/Bland Avenue to provide dual northbound left-turn lanes and a separate northbound right-turn lane at Forsyth Boulevard.
 - v. Construct a southbound right-turn lane on Hanley Road at Carondelet Avenue in conjunction with Subdistrict 4.
 - vi. Implement signal retiming and optimization program upon completion of development and roadway improvements.
- d. The applicant shall consider installing accommodations for wheelchair access in conjunction with the proposed stairway at the midblock pedestrian connection between the building known as “The Crescent” to the west, and the proposed parking garage to the east.

D. Pursuant to page G004 (Campus Zoning Analysis) of the Special Development Plan, the reference to “the ground floor of Corporate Auditorium” from the “SD2A+B+C Proposed” Column shall be removed.

Section 2: Implementation

The City Manager is hereby authorized and directed to take all such actions as may be necessary and proper (or to cause the same to be taken) in order to implement the approval of the Subdistrict Plan authorized by this Ordinance.

Section 3: Repeal of Conflicting Ordinances

Ordinance No. 6681 as adopted on February 23, 2021 and all other Ordinances in conflict with the terms and purposes of this Ordinance are hereby repealed

Section 3: Effective Date

This Ordinance shall be in full force and effect after its passage and adoption by the Board of Aldermen.

Adopted this 10th day of August, 2021

Mayor

ATTEST:

City Clerk



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER
PATTY DEFORREST, DIRECTOR OF PARKS & RECREATION
DATE: AUGUST 10, 2021
SUBJECT: RESOLUTION – SUBMITTAL OF A MUNICIPAL PARKS GRANT
APPLICATION FOR CONSTRUCTION OF A POCKET PARK AT 7811
MARYLAND AVENUE

Included in the City's FY22 Capital Improvement Budget is funding for the construction of a new park at 7811 Maryland Avenue. The land was acquired in 2018 with the intent to create an Urban Park in Downtown Clayton. Since that time, SWT was retained to develop a design for the park. The conceptual design was approved in 2019 and, since that time, the Clayton Community Foundation (CCF) has been raising funds to help pay for this project. To date, they have raised more than \$80,000 and are waiting to hear back on several grants that would bring their total to more than \$100,000. In order to move this project forward, City staff recommends applying for a grant of up to \$225,000. If this application is successful, the grant along with funds raised by CCF will provide the resources necessary to develop the site into a new public park. The City should receive notification before the end of the year with the intent to begin the work in early 2022.

Recommendation: To approve the resolution authorizing submittal of the grant application for construction of the park at 7811 Maryland Avenue.

RESOLUTION NO. 2021-14

WHEREAS the City of Clayton Board of Aldermen deems it desirable to make improvements throughout our park system to serve its citizens as well as the general public in the region.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, THAT:

1. A project proposal and grant application for the development of a new park at 7811 Maryland Avenue be prepared and submitted to the Municipal Parks Grant Commission of St. Louis County, Missouri for a 2021, Round 22 Grant, reimbursable by the Commission upon completion of the project.
2. The City Manager is hereby authorized to sign and execute the necessary documents for forwarding the grant application, and if the grant is awarded, to sign the project agreement, and subsequent amendments and other necessary documents between the City of Clayton and the St. Louis County Municipal Park Grant Commission.

Adopted this 10th day of August 2021.

Mayor

ATTEST:

City Clerk



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER
JANET K. WATSON, DIRECTOR OF FINANCE & ADMINISTRATION
DATE: AUGUST 10, 2021
SUBJECT: MOTION – SETTING PUBLIC HEARINGS FOR CONSIDERATION OF THE
PROPOSED PROPERTY TAX LEVIES FOR TAX YEAR 2021 (FISCAL YEAR
2022) AND THE FISCAL YEAR 2022 OPERATING AND CAPITAL
IMPROVEMENT BUDGET

The Board of Aldermen has received the City Manager's proposed Fiscal Year 2022 (FY 22) Operating and Capital Improvement Budget. The City has also recently received assessed valuation information from St. Louis County for calculating the 2021 (FY 22) property taxes. As part of the property tax and budget process, the Board is required to hold a public hearing to seek public input prior to formal adoption.

Staff is recommending that a public hearing be scheduled for September 14, 2021, at 7:00 p.m. at the regular Board of Aldermen meeting for both the property tax levy hearing, and also the Fiscal Year 2022 budget hearing.

Recommended Actions: To approve a motion scheduling a public hearing on September 14, 2021, at 7:00 p.m. to receive public comment on the proposed Tax Year 2021 (FY 22) property tax levies and the proposed Fiscal Year 2021 Operating and Capital Improvement Budget.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON CITY MANAGER
JUNE FRAZIER, CITY CLERK
DATE: AUGUST 10, 2021
SUBJECT: APPOINTMENT TO BOARDS AND COMMISSIONS

The following individual has expressed interest in being appointed to serve as a member of the following Boards or Commissions of the City. Mayor Harris has reviewed and agrees with the recommendations for appointment to the respective Board or Commission and, therefore, submits the following nomination for the Board's consideration.

Sustainability Committee

Jeff Leonard Ward 3 (appointment to complete an unexpired term through June 30, 2022)

Recommendation: To consider the appointments.